

**SEMINOLE COUNTY GOVERNMENT
LAND PLANNING AGENCY / PLANNING AND ZONING COMMISSION
AGENDA MEMORANDUM**

SUBJECT: Approval of the Preliminary Subdivision Plan for Tuscany Island Subdivision.

DEPARTMENT: Planning & Development **DIVISION:** Development Review

AUTHORIZED BY: Mahmoud Najda **CONTACT:** Michael Rumer ^{MR} **EXT.** 7337

Agenda Date 09/09/03 **Regular** ☒ **Work Session** ☐ **Briefing** ☐
Special Hearing – 6:00 ☐ **Public Hearing – 7:00** ☐

MOTION/RECOMMENDATION:

Approve the Preliminary Subdivision Plan for Tuscany Island, located on the west side of Tuskawilla Road at Old Bear Run and approximately 1500 feet north of the intersection of Tuskawilla Road and SR 426.

District 1-Maloy (Michael Rumer – Planner)

BACKGROUND:

The applicant, Lance Bennett, is requesting Preliminary Subdivision Plan approval for 5 single family lots located on Tuskawilla Road. This project is comprised of approximately 4 acres and is zoned R-1AA for Single Family. The project will connect to Seminole County utilities for water service and use septic tanks and drainfields for sewer. The internal road will be privately owned and maintained. The typical lot size will be over a half acre. The two rear lots abutting Bear Gully Lake show a retention swale within the 100 year flood level which may be relocated during the final engineering review process. The applicant is requesting the following waiver(s):

a) waiver to Section 10.8, Appendix A of the Land Development Code to allow the construction of a sidewalk on only one side of the proposed road.

STAFF RECOMMENDATION:

Staff recommends approval of Tuscany Island Subdivision as requested.

Attachments: Location map
Preliminary Plan Reduction

DR No. 03-05500025

Parcel ID#:
36-21-30-501-0000-0020/40

PRELIMINARY SUBDIVISION PLAN TUSCANY ISLAND SEMINOLE COUNTY, FLORIDA

SECTION 36, TOWNSHIP 21 SOUTH, RANGE 30 EAST

OWNER

MARK F. LATOURELLE, TRUSTEE
5341 CYPRESS RESERVE PLACE
WINTER PARK, FL. 32792

APPLICANT/DEVELOPER

VIA TUSCANY DEVELOPMENT, LLC
4567 TIQUA ISLAND CT.
WINTER PARK, FL. 32792

CIVIL ENGINEER

FLEIS & BENNETT ENGINEERING, INC.
2060 HWY A1A, SUITE 308
INDIAN HARBOUR BEACH, FL 32937
PHONE: (321) 777-2701
FAX: (321) 779-2173

SURVEYOR

ANGLEWISE, INC.
721 VIRGINIA DRIVE
ORLANDO, FL. 32808
PHONE: (407) 895-1727
FAX: (407) 895-8587

SOILS ENGINEER

UNIVERSAL ENGINEERING SERVICES, INC.
3532 MAGGIE BLVD.
ORLANDO, FL. 32811
PHONE: (407) 423-0504

INDEX TO DRAWINGS

C-1	COVER SHEET
C-2	PRELIMINARY PLAT
C-3	MASTER PAVING, GRADING, DRAINAGE, AND UTILITY PLAN
C-4	TUSCANY ISLAND COURT PLAN AND PROFILE
C-5	PAVING AND DRAINAGE DETAILS
C-6	POTABLE WATER DETAILS
L-1	LANDSCAPE PLAN

GENERAL STATEMENT:

THE PROPOSED DEVELOPMENT CONSISTS OF THE SUBDIVIDING OF THREE (3) EXISTING LOTS (+4.0 AC) INTO A FIVE (5) LOT GATED COMMUNITY. THE LOTS ARE ZONED R-1AA WITH A FUTURE LAND USE DESIGNATION OF LDR. A PRIVATE ROAD IS PROPOSED TO PROVIDE ACCESS TO THE DEVELOPED LOTS.

THE STORMWATER RUNOFF FROM THE SITE IS PROPOSED TO BE TREATED AND ATTENUATED WITH NORMALLY DRY RETENTION OR DETENTION BASINS. THE BASINS SHALL BE DESIGNED IN ACCORDANCE WITH SEMINOLE COUNTY AND ST. JOHNS RIVER WATER MANAGEMENT DISTRICT CRITERIA. THE TREATED STORMWATER RUNOFF WILL BE DISCHARGED INTO THE TUSCAWILLA ROAD STORM SEWER SYSTEM AND BEAR GULLY LAKE.

POTABLE WATER PROVIDED BY SEMINOLE COUNTY IS PROPOSED TO BE EXTENDED INTO THE DEVELOPMENT. A FIRE HYDRANT MEETING THE MINIMUM FIRE FLOW REQUIREMENTS OF 800 GPM AT 20 PSI RESIDUAL PRESSURE SHALL BE PLACED AT THE ENTRANCE TO THE SUBDIVISION.

SEPTIC TANKS AND DRAINFIELDS WILL BE USED TO PROPERLY TREAT AND DISPOSE OF SANITARY WASTE. THE ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS SHALL BE DESIGNED IN ACCORDANCE WITH CHAPTER 64E-8 FAC, THE FLORIDA DEPARTMENT OF HEALTH, AND SEMINOLE COUNTY DESIGN STANDARDS. THESE DESIGN STANDARDS INCLUDE BUT ARE NOT LIMITED TO A MINIMUM SETBACK DISTANCE OF 75 FT FROM THE ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM TO THE MEAN WATER LINE OF BEAR GULLY LAKE.

IN ACCORDANCE WITH SECTION 35.71(8) OF THE LDC, A MINIMUM SIX (6) FOOT HIGH MASONRY WALL IS PROPOSED ALONG TUSCAWILLA ROAD. A LANDSCAPE WALL/FENCE IS ALSO PROPOSED ALONG THE NORTH LOT LINES OF LOTS 3, 4, AND 5. THE SAID WALLS SHALL BE LOCATED A MINIMUM OF 1 FOOT FROM THE RIGHT OF WAY LINES AND ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

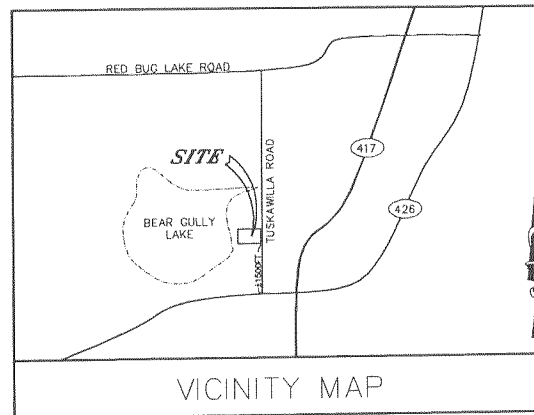
WAIVERS REQUESTED:

1. IN ACCORDANCE WITH LDC, APPENDIX A, SECTION 11.5 "RESIDENTIAL STREETS - REDUCED RIGHT-OF-WAY AND PAVEMENT WIDTH", THE DEVELOPER REQUEST THAT THE DEVELOPMENT REVIEW MANAGER ALLOW THE FOR THE REDUCTION OF THE ROAD RIGHT-OF-WAY TO 46 FEET AND THE PAVEMENT WIDTH TO 20 FEET.

2. THE DEVELOPER REQUEST THE ABILITY TO CONSTRUCT A 5 FOOT WIDE SIDEWALK ONLY ON THE LOT SIDE OF THE ROAD, AS OPPOSED TO, A 4 FOOT WIDE SIDEWALK ON BOTH SIDES OF THE ROAD AS REQUIRED IN SECTION 10.8, APPENDIX A OF THE LDC.

VARIANCES REQUESTED:

1. THE DEVELOPER REQUEST A VARIANCE FROM SECTION 35.64(8), TO ALLOW FOR THE MINIMUM LOT SIZE OF 1/4 AC WITH A MINIMUM LOT WIDTH OF 100 FEET AT THE BUILDING LINE FOR THE LOTS WHICH ARE SERVED BY A CENTRAL WATER SUPPLY AND UTILIZE SEPTIC TANKS.



VICINITY MAP

FLEIS & BENNETT
ENGINEERING, INC.

2060 HIGHWAY A1A, SUITE 308
INDIAN HARBOUR BEACH, FLORIDA 32937

CLAYTON A. BENNETT DATE
P.E. NO. 53129

(321) 777-2701
FAX (321) 779-2173
EB# 8461

© 2003 FLEIS & BENNETT ENGINEERING, INC.

LEGEND

PROPOSED STOP BAY (24" THERMOPLASTIC)	WATER SERVICE
PROPOSED SIGN	SINGLE SEWER SERVICE
CURB INLET	DOUBLE SEWER SERVICE
REDUCER	EXISTING WATER MAIN
BLOWOFF ASSEMBLY (B.O.)	PROPOSED WATER MAIN
GATE VALVE (G.V.)	PROPOSED FORCE MAIN
WATER VALVE (W.V.)	EXISTING DRAINAGE PIPE
FIRE HYDRANT ASSEMBLY	PROPOSED DRAINAGE PIPE
SEWER MANHOLE (SMH)	SUR. BORING LOCATION AND NUMBER
DRAINAGE MANHOLE	OBSERVED WATER LEVEL
METERED END SECTION	
DRAINAGE STRUCTURE	
ELEVATION	
INVERT	
W.M.	
L.F.	
RCP	
PVC	
HDPE	
P.V.I.	
STA.	
SAN. SEWER	

STATUS : REVISIONS

NO.	DATE	DESCRIPTION	BY

PRINCIPAL IN CHARGE EDWARD M. FLEIS, P.E. #30632	PROJECT MANAGER CLAYTON A. BENNETT, P.E. #53129	PROJECT ENGINEER TROY EDWARDS
--	---	----------------------------------

CHECKED BY _____ DATE _____

FLEIS & BENNETT ENGINEERING, INC. PROJECT NUMBER
03.200

DATE JULY, 2003	CADD FILE 03200-C1	SHEET C-1
--------------------	-----------------------	--------------

EROSION AND SEDIMENT CONTROL NOTES:

1. SEDIMENT BASINS AND TRAPS, PERIMETER DRIED, SEDIMENT BARRIERS AND OTHER MEASURES INTENDED TO TRAP SEDIMENT SHALL BE CONSTRUCTED AS A FIRST STEP IN ANY LAND-DEVELOPING ACTIVITY AND SHALL BE MADE FUNCTIONAL BEFORE UPOUSLOPE LAND DISTURBANCE TAKES PLACE.
2. ALL SEDIMENT CONTROL MEASURES ARE TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND BE CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON BALANCE OF SITE. PERIMETER SEDIMENT BARRIERS SHALL BE CONSTRUCTED TO PREVENT SEDIMENT OR TRASH-INDUCED FLOODING OR FLOODING ONTO ADJACENT PROPERTIES OR THE WATERWAYS.
3. PERIMETER OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO OPENED AREAS WITHIN SEVEN DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN UNDISTURBED FOR LONGER THAN 30 DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT UNDISTURBED FOR MORE THAN ONE YEAR.
4. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCKPILES SHALL BE STABILIZED OR PROTECTED WITH SEDIMENT TRAPPING MEASURES. THE CONTRACTOR IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS SOIL INTERNALLY TRANSPORTED FROM THE PROJECT SITE.
5. A PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED ON DENUDED AREAS NOT OTHERWISE PERMANENTLY STABILIZED. PERMANENT VEGETATION SHALL NOT BE CONSIDERED ESTABLISHED UNTIL A GRASS COVER IS ACHIEVED THAT IS UNIFORM, MATURE ENOUGH TO SURVIVE, AND WILL INHIBIT EROSION.
6. AFTER ANY SIGNIFICANT RAINFALL, SEDIMENT CONTROL STRUCTURES WILL BE INSPECTED FOR INTEGRITY. ANY DAMAGED DEVICES SHALL BE CORRECTED IMMEDIATELY.
7. CONCENTRATED RUNOFF SHALL NOT FLOW DOWN CUT OR FILL SLOPES UNLESS CONTAINED WITHIN AN ADEQUATE TEMPORARY OR PERMANENT SWALE OR SLOPE DRAIN STRUCTURE.
8. WHENEVER GROUNDWATER SEEPS FROM A SLOPE FACE, ADEQUATE DRAINAGE OR OTHER PROTECTION SHALL BE PROVIDED.
9. SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN SYSTEM, DITCH, OR CHANNEL. ALL STORM SEWER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED WITH USE OF SILT SCREENS OR OTHERWISE TREATED TO REMOVE SEDIMENT.
10. PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE PROVIDED TO ENSURE INTENDED PURPOSE IS ACCOMPLISHED. THE CONTRACTOR SHALL BE PERMANENTLY RESPONSIBLE FOR ALL SEDIMENT LEAVING THE PROPERTY. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.
11. A TEMPORARY GENERAL CONSTRUCTION ENTRANCE EXIST SHALL BE CONSTRUCTED. THIS ENTRANCE SHALL BE CLEARED OF ALL VEGETATION, ROOTS, AND OTHER OBSTRUCTABLE MATERIAL. A GEO-TEXTILE SHALL THEN BE Laid DOWN AND COVERED WITH FOOT 10 COARSE AGGREGATE (1.5 - 3.5 INCH SIZES) TO A DEPTH OF AT LEAST 6 INCHES. THE AGGREGATE LAYER MUST EXTEND THE FULL WIDTH OF THE VEHICULAR INGRESS AND EGRESS AREA. THE ENTRANCE MUST BE AT LEAST 50 FEET IN LENGTH AND WIDEN AT ITS CONNECTION TO THE ROADWAY TO ACCOMMODATE THE TURNING RADIUS OF LARGE TRUCKS A MINIMUM RADIUS OF 20 FEET SHALL BE USED.
12. IF CONDITIONS ON THE SITE ARE SUCH THAT MOST OF THE MUD IS NOT REMOVED BY THE VEHICLES TRAVELING OVER THE GRAVEL, THEN THE TIRES OF THE VEHICLES MUST BE WASHED BEFORE ENTERING A PUBLIC ROAD. WASH WATER MUST BE CARRIED AWAY FROM THE ENTRANCE TO A SETTLING AREA TO REMOVE SEDIMENT.
13. THE ENTRANCE SHALL BE MAINTAINED PERIODICALLY. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES SHALL BE REMOVED IMMEDIATELY. ALL STRUCTURES USED TO TRAP SEDIMENTS SHALL BE REPAIRED OR CLEANED AS APPROPRIATE. PERIODIC PRESSING OF THE ENTRANCE WITH 2-INCH SIZES SHALL BE CONDUCTED WHEN NEEDED. THE CONTRACTOR SHALL REMOVE ALL SEDIMENT FROM ADJACENT ROADWAY AND THE DRIVEWAY AT THE END OF EACH WORKING DAY.

CONSTRUCTION NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING ACTUAL SITE CONDITIONS PRIOR TO BUILDING ON THE PROJECT.
2. THERE SHALL BE NO CHANGE OR DEVIATION FROM THESE PLANS WITHOUT PRIOR APPROVAL BY THE ENGINEER AND THE APPROPRIATE GOVERNMENT ENTITY.
3. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS BEFORE COMMENCING WORK.
4. ANY DISCREPANCIES OR CONFLICTS ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE COMMENCING WORK.
5. ALL PROVISIONS IN THE EROSION AND SEDIMENT CONTROL SHALL BE ADHERED TO.
6. THE CONTRACTOR SHALL CONTACT SUNSHINE ONE (1-800-432-4770) AND ALL CONCEALED UTILITIES AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION OPERATIONS.
7. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY AND DOCUMENT THE ACTUAL LOCATION AND EXTENT OF ALL EXISTING UTILITIES WHICH MAY AFFECT CONSTRUCTION. EXISTING UTILITIES SHOWN ARE BASED ON THE BEST AVAILABLE INFORMATION SUPPLIED TO THE OWNER/ENGINEER AND ARE SHOWN FOR INFORMATIONAL PURPOSE ONLY. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE, TO THE SATISFACTION OF THE UTILITY OWNER.
8. THE CONTRACTOR SHALL CLEAR AND GRUB BY REMOVING ALL TREES, SHRUBS, STUMPS, ROOTS, MUD, AND OTHER DELETERIOUS MATERIAL FROM UNDER PROPOSED BUILDINGS, PAVEMENT, RETENTION AREAS, ETC. PRIOR TO FILLING ALL FILL MATERIAL USED ON SITE SHALL BE VOID OF STUMPS, ROOTS, MUD, AND ALL OTHER DELETERIOUS MATERIALS.
9. CLEARING, GRUBBING, STRIPPING AND CONSTRUCTION SHALL BE OBSERVED BY THE ENGINEER OR HIS QUALIFIED REPRESENTATIVE PRIOR TO FILLING.
10. ALL DISTURBED OPEN AREAS WITHIN THE PROJECT SITE SHALL BE SOGGED AS INDICATED. ALL OTHER AREAS SHALL BE SEEDING AND MULCHED. ALL SEEDING AND SEEDING AND MULCHING SHALL BE IN PLACE PRIOR TO THE FINAL ENGINEERING INSPECTION.
11. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL REPAIR WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED ON COMPLETION AND ACCEPTANCE OF THE CONSTRUCTION. WASHOUTS OCCUR LATER.
12. UNLESS OTHERWISE NOTED, ALL EARTH SLOPES STEEPER THAN 3H:1V SHALL BE SOGGED.
13. PRIOR TO PROCEEDING WITH SODDING OF RETENTION AREAS, THE CONTRACTOR SHALL VERIFY GROUND ELEVATIONS AND REMOVE ALL SEDIMENT DEPOSITS.
14. ALL PROPOSED GROUND ELEVATIONS ARE FINISHED 500' ELEVATIONS. FINISHED EARTHWORK GRADING SHALL BE 0.2 FEET BELOW ELEVATIONS SHOWN TO ALLOW FOR 500 THICKNESS.
15. DRIVEWAYS/ROADWAYS SHALL BE COMPACTED AND IS INDICATED ON THE DRAWINGS.
16. WHERE NEW PAVEMENT MEETS THE EXISTING PAVEMENT, THE CONTRACTOR SHALL SAW CUT THE EXISTING PAVEMENT FOR STABILIZED PRIOR TO CONSTRUCTION OF BUILDINGS TO PROVIDE ACCESS FOR EMERGENCY VEHICLES. 16. UNLESS OTHERWISE NOTED, ALL CONCRETE USED ON SITE SHALL HAVE A MINIMUM COMPRESSION STRENGTH OF 4000 PSI IN 28 DAYS.
17. ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENT PER SECTION 901.01 AND STRAIGHT JOINT AND MATCH THE EXISTING PAVEMENT ELEVATION WITH THE EXISTING PAVEMENT EXCEPT A FLUSH JOINT EXCEPT WHERE ASPHALT PAVEMENT ABUTS CONCRETE PAVEMENT, IN WHICH CASE THE FINISHED ELEVATION OF THE ASPHALT SHALL BE 1/4-INCH HIGHER THAN THE CONCRETE.
18. ALL SIDEWALKS AND SIDEWALK CROSSINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FOOT STANDARD INDEX 900A AND 901A AND THE AMERICAN DISABILITIES ACT (ADA).
19. ALL TRAFFIC SIGNING AND PAVEMENT MARKINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE MANUAL ON TRAFFIC CONTROL DEVICES (MUTCD), FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT), AND SEATTLE COUNTY STANDARDS.
20. ALL PAVEMENT MARKINGS OTHER THAN TO DELINEATE PARKING SPACES SHALL BE THERMOPLASTIC (20 MIL MIN).
21. REGARDLESS OF PRIVATE OR PUBLIC DELICATATIONS, THERE SHALL BE NO UTILITY CONNECTIONS, METER BOXES, OR VALVES IN EXISTING OR PROPOSED SIDEWALKS OR DRIVEWAY AREAS.

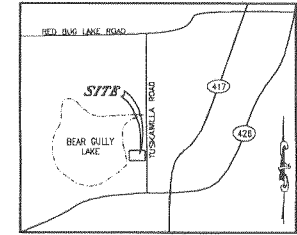
GENERAL NOTES:

1. BOUNDARY AND TOPOGRAPHIC INFORMATION WAS PROVIDED BY ANGLEBERRY, INC. THEIR OFFICE IS LOCATED AT 721 VIRGINIA DRIVE, ORLANDO, FLORIDA 32808. PH: (407) 890-1727, FAX: (407) 890-1807.
2. ALL SITE ELEVATIONS ARE BASED ON 1928 NEGVD DATUM.
3. ALL CONTOURS ARE APPROXIMATE ONLY.
4. LANDSCAPING SHALL NOT BE LOCATED WITHIN 3 FT. OF ANY FIRE HYDRANT OR ANY FIRE DEPARTMENT CONNECTION WITH A BLUE ROADWAY REFLECTION. PLACE ONE FOOT OFF OF THE CENTERLINE OF THE ROAD FACING THE FIRE HYDRANT. THIS INCLUDES NEW AND EXISTING SOURCES.
5. WATER FOR FIRE FIGHTING PURPOSES SHALL BE AVAILABLE PRIOR TO CONSTRUCTION BEING BROUGHT ON SITE. ACCESS FOR FIGHTING CONSTRUCTION SHALL BE PROVIDED BY A MAINTAINED 20' WIDE UNOBSTRUCTED, ALL WEATHER DRIVING SURFACE CAPABLE OF BEARING THE WEIGHT OF FIRE APPARATUS.
6. NEW FIRE HYDRANTS SHALL BE POSTERIOR NOT MORE THAN 8 FT. NOR LESS THAN 3 FT. OFF OF THE EDGE OF PAVEMENT, WITH THE CENTER LINE OF THE STREET CONNECTION (4 1/2") AND NOT GREATER THAN 18-24" ABOVE THE FINISH GRADE.
7. ALL HYDRANTS SHALL BE READILY ACCESSIBLE WITHOUT THE NEED TO TRANSVERSE SHADES, GROTTES, ETC.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED WITHIN ROAD OR PAVEMENT VERTICALLY AS A DIRECT RESULT OF NEW CONSTRUCTION.

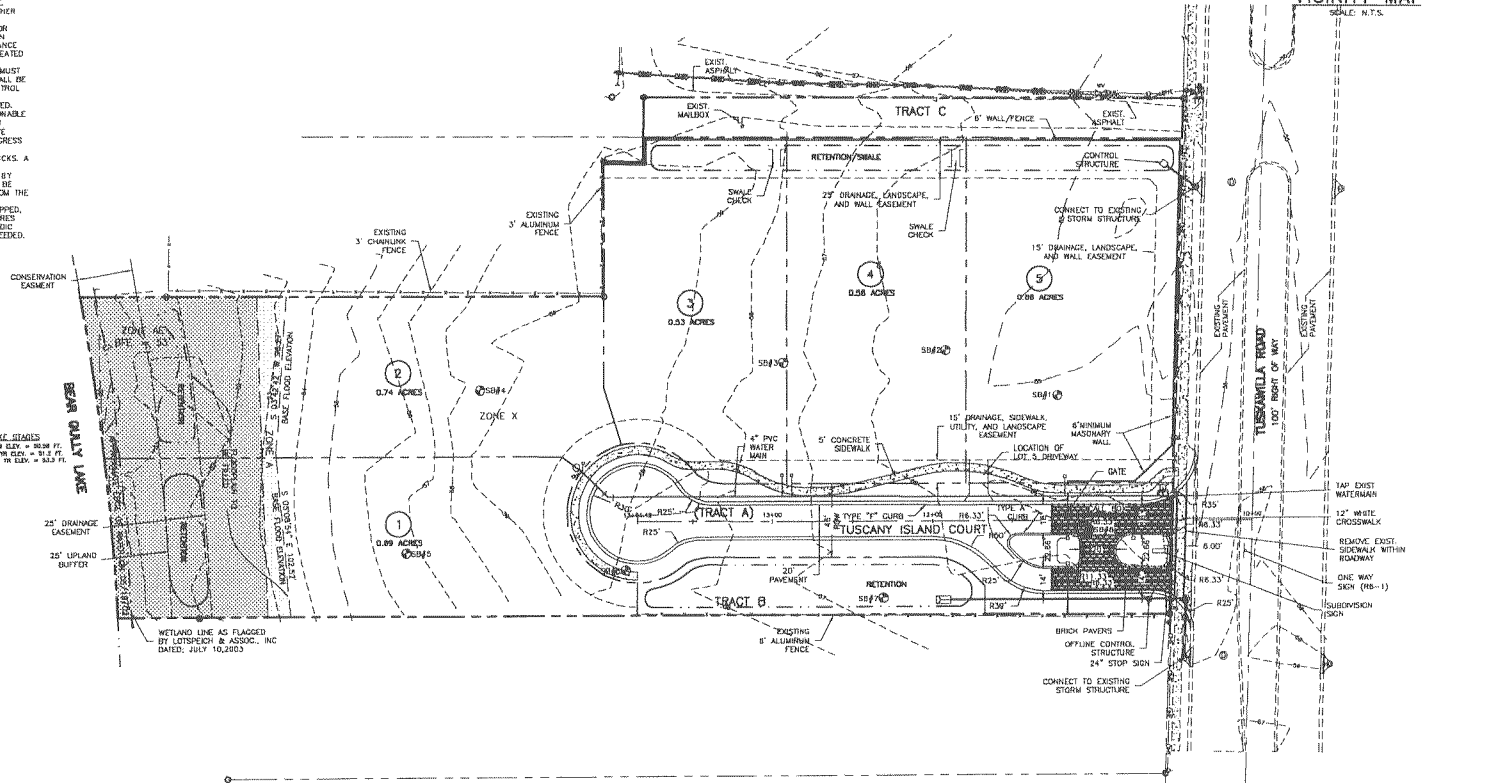
- PROPOSED STOP BAR (24" THERMOPLASTIC)
- PROPOSED SIGN
- CURB INLET
- REDUCED
- BLOWOFF ASSEMBLY (B.O.)
- GATE VALVE (G.V.)
- WATER VALVE (W.V.)
- FIRE HYDRANT ASSEMBLY
- SEWER MANHOLE (S.M.H.)
- DRAINAGE MANHOLE
- WATERED END SECTION
- DRAINAGE STRUCTURE
- ELEVATION
- INVERT
- WATER MAIN
- UNDER FEET
- REINFORCED CONCRETE PIPE
- PVC
- HIGH DENSITY POLYETHYLENE
- POINT OF VERTICAL INTERSECTION
- STA.
- STATION
- SAN. SEWER
- SANITARY SEWER

LEGEND

- WATER SERVICE
- SINGLE SEWER SERVICE
- DOUBLE SEWER SERVICE
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- PROPOSED FORCE MAIN
- EXISTING DRAINAGE PIPE
- PROPOSED DRAINAGE PIPE
- SOIL BORING LOCATION AND NUMBER
- OBSERVED WATER LEVEL



VICINITY MAP
SCALE: N.T.S.



VA TUSCANY DEVELOPMENT, LLC
4567 TIGRA LANE CT.
WINTER PARK, FL 32782

SCALE: 1" = 40'

TUSCANY ISLAND

NO.	DATE	REVISION
1		
2		
3		
4		
5		

FLEIS & BENNETT ENGINEERING, INC.

2000 HIGHWAY A1A, SUITE 300
NOVATO, FLORIDA 32909
(321) 774-2700
FAX (321) 774-2173
ES # 8481

DATE: 07/24/07

DESIGNED: CAB
DRAWN BY: APP
CHECKED:
APPROVED:
ACAD CODE: 03200MA
PROJECT NO: 03.200

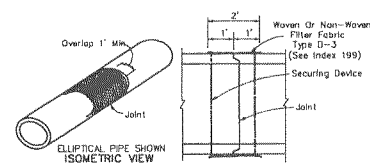
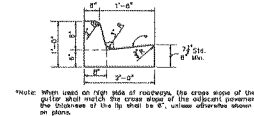
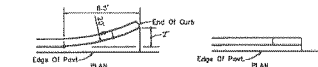
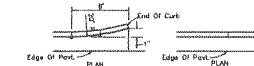
MASTER PAVING, GRADING, DRAINAGE, & UTILITY PLAN

C-3

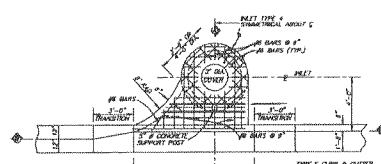
SHEET 3 OF 7



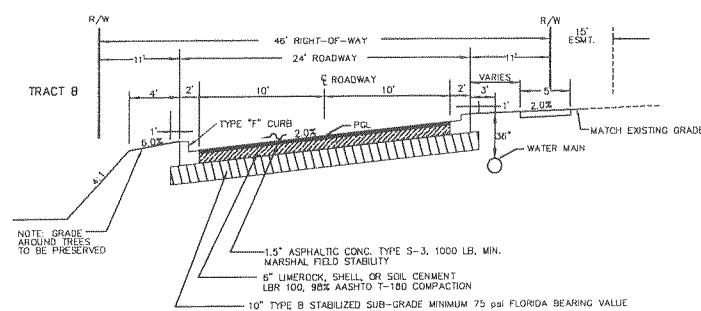
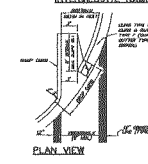
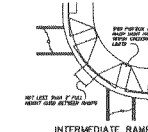
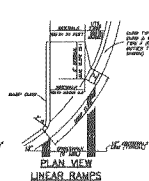
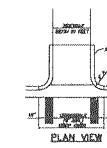
SIDEWALK DETAIL
N.T.S.
① 4" CONCRETE- 3,000 PSI CONCRETE AT 28 DAYS
② 6" WITH WIRE MESH OR FIBER AT DRIVEWAYS AND
MAINTENANCE ACCESSES
③ 6" SUBGRADE COMPACT TO 95 %
MAXIMUM DENSITY PER AASHTO T-180



FOR ALL PIPE - CONCRETE PIPE SHOWN
FILTER FABRIC JACKET
N.T.S.
Cost of filter fabric pocket to be included
in cost of pipe culverts.

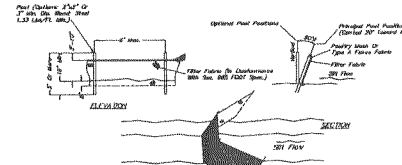


INLET TYPE 3
PLAN (INLET TYPE 4 SYMMETRICAL ABOUT Q)
N.T.S.



TYPICAL ROADWAY SECTION
N.T.S.

- NOTES:**
1. Sod a minimum of 1 foot behind the back-of-curb, and seed and mulch the remainder of the exposed earth within the right-of-way.
 2. All construction shall conform to the Florida Department of Transportation (FDOT) latest edition of, "Roadway and Traffic Design Standards" and "Specifications for Road and Bridge Construction".

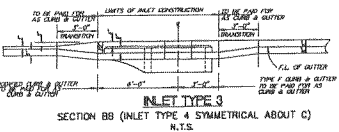


SEE FDOT INDEX NO. 102 FOR ADDITIONAL INFORMATION

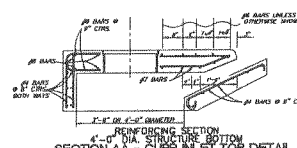
SILT FENCE APPLICATIONS
Do not deploy in a manner that will prevent all water from passing through the fence. Deploy in a series of 'S' shapes to prevent water from flowing around the fence. Deploy in a series of 'S' shapes to prevent water from flowing around the fence.

- SILT FENCE NOTES:**
1. THE CONTRACTOR SHALL FURNISH AND INSTALL FDOT TYPE III SILT FENCE AROUND THE CONSTRUCTION SITE AS SHOWN ON THE PLAN PER FDOT STANDARD INDEX 102.
 2. THE SILT FENCE SHALL BE REGULARLY MAINTAINED. THE SILT FENCE SHOULD BE INSPECTED AT LEAST ONCE A WEEK AND AFTER STORM EVENTS. DEFICIENCIES IN THE SILT FENCE SHOULD BE REPAIRED AS SOON AS PRACTICABLE.
 3. THE CONTRACTOR, AT THE DIRECTION OF THE ENGINEER SHALL FURNISH AND INSTALL ADDITIONAL EROSION CONTROL DEVICES.

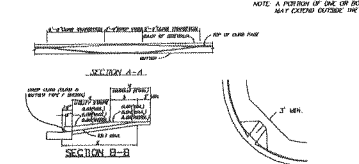
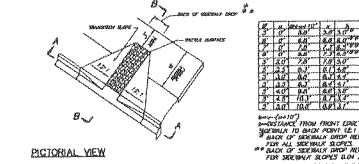
TYPE III SILT FENCE
N.T.S.



SECTION BB (INLET TYPE 4 SYMMETRICAL ABOUT C)
N.T.S.



SECTION AA - CURB INLET TOP DETAIL
N.T.S.



DIAGONAL RAMPS
N.T.S.

- Notes:**
1. Pedestrian pathways with running slopes steeper than 20:1 are considered ramps. Ramp running slopes shall not exceed 12:1. Ramp cross slopes shall not exceed 0.02.
 2. The location and orientation of curb out ramps shall be as shown in the plans.
 3. Ramps runs shall have a tactile surface. Ramp landings adjoining vehicular ways shall have a tactile surface 36" wide bordering the vehicular way. Tactile surfaces shall be constructed by texturing to a depth not exceeding 1/4" by use of a tamp or roller fabricated with an imprinting surface of min. 1" mesh 0.250 wire cloth (plain weave, conventional crimp), an expanded metal (standard) or 3" expanded metal grating. Transition slopes are not to have tactile surfaces.
 4. See FDOT Index 304 for additional details.

VALENTI DEVELOPMENT, LLC
4557 TIGUA ISLAND CT
WINTER PARK, FL 32792

SCALE: NTS

NO.	DATE	REVISION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

FLEISCHER & BENNETT ENGINEERING, INC.
2050 HIGHWAY 1A, SUITE 200
MOORE HARBOR BEACH, FL 32185
TEL: (321) 779-2700
FAX: (321) 779-2703
E-MAIL: INFO@F&B-ENG.COM
WEB: WWW.F&B-ENG.COM

THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION UNLESS SHOWN HERE.

DATE:

DESIGNED: CB DATE: 07/24/
DRAWN BY: APF 07/24/
CHECKED:
APPROVED:
ACAD CODE: DETAILS
PROJECT NO: 03.200

PAVING & DRAINAGE DETAILS
C-5
SHEET 5 OF 7

Tree preservation during development and construction

I. Trees located outside the Right-of-way and Retention Areas:

(a) In order to prevent destruction of or damage to trees, trees not designated for removal shall be protected by barrier zones. Protective barriers shall be erected prior to any land clearing or construction of any structures, roads, utility service, or other improvements and shall comply with the following:

- (1) Protective posts (two (2) inches by four (4) inches or larger wooden post, two (2) inches outer diameter or larger galvanized pipe, or other post material of equivalent size and strength) shall be implanted deep enough in the ground to be stable and with at least three (3) feet of the post visible above the ground.
- (2) Posts shall be placed at points not closer than the drip line of the protected tree, with the posts being not further than six (6) feet apart, except that access may be allowed within this line as specified on-site plans, but, in no case, shall access be permitted closer than five (5) feet to the trunk.
- (3) All protective posts shall be linked together (fencing at least three (3) feet high, two (2) courses of rope not less than one-half (1/2) inch in diameter or a chain of comparable size, or other material of equivalent visibility), and each section shall be clearly visible (flagged with yellow plastic tapes or other marker).
- (4) All existing trees and replacement stock shall have the natural soil level maintained. Permanent tree wells, retaining walls or planter islands shall be provided, when found to be necessary by the current planning manager, to maintain the existing natural soil levels. Insofar as practicable to maintain a reasonable beneficial use of the property, natural drainage to such trees shall be maintained. No grade changes shall be made within the protective barrier zones, without prior approval by the current planning manager. When roots greater than one (1) inch diameter are exposed, the roots shall be cut cleanly and painted with an emulsifiable asphalt.
- (5) Protective barrier zones shall remain in place and intact until such time as landscape operations begin or construction is complete, whichever occurs first.
- (6) Landscape preparation in the protective area shall be limited to shallow diskings of the area.

(b) No building materials, machinery or temporary soil deposits shall be placed within protective barrier zones defined in subsection (a) above.

(c) No attachments or wires other than those of a protective or non-damaging nature shall be attached to any tree.

(d) Trenching of any type should be avoided in the protective barrier zone. Where underground installations are conducted adjacent to the trunks of trees to be preserved, tunneling should be utilized to the maximum practicable extent. When trenching or tunneling occurs near trees to be protected, protective measures should be taken in accordance with the Tree Protection Manual for Builders and Developers published by the Florida Department of Agriculture and Consumer Services which is adopted herein by this reference thereto.

(e) The current planning division shall conduct periodic inspections of the site before work begins and during clearing, construction and post-construction phases of development in order to insure compliance with these provisions and the intent of this plan. Trees that are destroyed or which are subject to major damage, as determined by the current planning manager, shall be replaced before occupancy unless removal has been permitted by the County.

II. Trees located within and adjacent to the right-of-way

(a) The contractor shall construct barrier zones around the trees to be preserved to the maximum extent practical to allow for the construction of the proposed improvements. 1-of-way/2-of-way barriers shall be general accordance with those described in Section I above.

(b) The contractor shall root prune the trees to be preserved the minimum amount practical in order to construct the proposed improvements. The roots greater than one (1) inch diameter shall be cut clean and painted with an emulsifiable asphalt.

NOTES

1. ALL PLANT MATERIAL USED SHALL CONFORM TO THE STANDARDS FOR FLORIDA #1 GRADE OR BETTER.

2. PLANT ALL NEW OR TRANSPLANTED TREES IN HOLES WHICH ARE THREE TIMES THE DIAMETER AND 1-1/2 TIMES THE DEPTH OF THE ROOT BALL. TEST ALL PLANTING HOLES FOR ADEQUATE PERCOLATION BY FILLING WITH WATER BEFORE PLANTING. BACKFILL ALL PLANT HOLES WITH SOIL WHICH IS 1/2 EXISTING SOIL AND 1/2 PEAT WITH 8-6-8-8 FORMULA SLOW RELEASE FERTILIZER. DO NOT INSTALL FERTILIZER BEFORE. REGULAR AUTOMATIC IRRIGATION IS AVAILABLE.

3. FERTILIZE ALL NEW SOD WITHIN TWO MONTHS AFTER INSTALLATION WITH 10-10-10 FORMULA FERTILIZER. DO NOT FERTILIZE IF AUTOMATIC IRRIGATION SYSTEM IS NOT OPERATING TO COVER ALL NEW SOD.

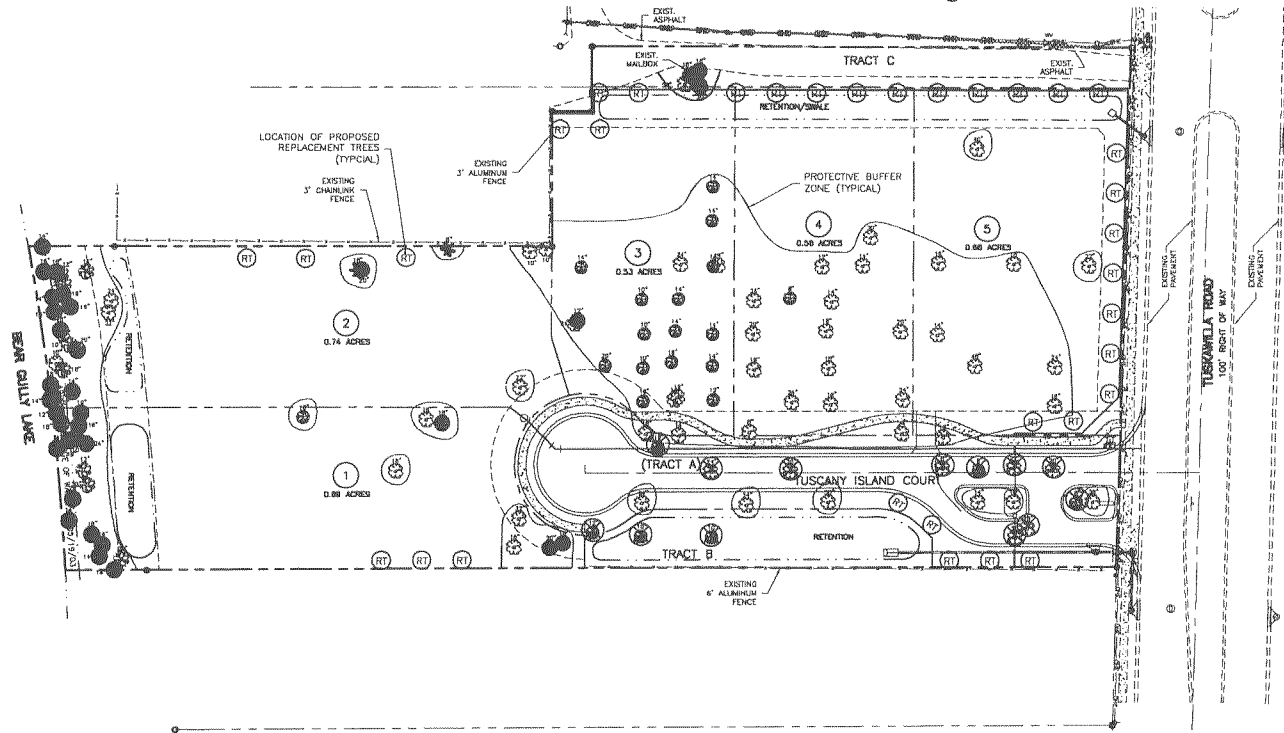
4. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO ANY EXCAVATION. DO NOT PLANT ANY MATERIALS IN ANY LOCATION THAT WILL INTERFERE WITH EXISTING OR NEW UTILITIES OR DRAINAGE. THE CONTRACTOR IS RESPONSIBLE FOR DAMAGE CAUSED TO UTILITIES DURING CONSTRUCTION.

5. THE CONTRACTOR SHALL REQUEST AN INSPECTION BY THE LANDSCAPE ARCHITECT UPON SUBSTANTIAL COMPLETION. CONTRACTOR SHALL REMOVE AND REPLACE ANY PLANT THAT APPEARS TO BE DAMAGED OR IN SHOCK. AT FINAL INSPECTION, WITH A HEALTHY PLANT OF THE SPECIFIED TYPE AND SIZE, ALL NEW SOD SHALL BE MAINTAINED TO DEMONSTRATE HEALTH AND VIABILITY NINETY (90) DAYS AFTER ISSUANCE OF THE CERTIFICATE OF OCCUPANCY OR CERTIFICATE OF COMPLETION. ALL NEW SHRUBS OR TRANSPLANTED TREES OR NEW TREES WHICH MAY BE SUPPLIED SHALL BE MAINTAINED BY CONTRACTOR FOR ONE YEAR AFTER DATE OF CANNOT BE TRANSPLANTED. CONTRACTOR SHALL REQUEST A SUBSTITUTION IN WRITING FROM THE LANDSCAPE ARCHITECT.

6. AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WILL BE INSTALLED TO SUPPLY ADEQUATE IRRIGATION TO NEW PLANTINGS, INCLUDING SOD, AS REQUIRED FOR ESTABLISHMENT AND CONTINUED HEALTH. A HOSE BID SHALL BE PROVIDED FOR ANY NEW PLANTINGS NOT ADEQUATELY COVERED BY THE IRRIGATION SYSTEM.

7. TREES AND VEGETATION SHALL BE INSTALLED SUCH THAT THE TREES AND VEGETATION DO NOT INTERFERE WITH PEDESTRIAN TRAFFIC OR VEHICULAR SIGHT VISIBILITY.

8. ALL SOD SHALL BE PLANTED SOD UNLESS OTHERWISE NOTED.



TREE REMOVAL							
LEGEND	TYPE	SIZE	REQUIRED REPLACEMENT TREES	LEGEND	TYPE	SIZE	REQUIRED REPLACEMENT TREES
	CITRUS	16"	3		OLIVE	24"	4
		8"	2			20"	2
		8"	2			16"	3
		10"	2			22"	3
		10"	2			18"	3
		12"	3			20"	3
			GRAND TOTAL				34

PLANTING SCHEDULE			
QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
8	ULMUS PARVIFOLIA "DRAKE"	DRAKE OLM	2" DIAMETER AT 1 FOOT ABOVE GROUND AND 8' MIN HEIGHT
9	QUERCUS LAURIFOLIA	LAUREL OAK	2" DIAMETER AT 1 FOOT ABOVE GROUND AND 8' MIN HEIGHT
9	QUERCUS VIRGINIANA	LIVE OAK	2" DIAMETER AT 1 FOOT ABOVE GROUND AND 8' MIN HEIGHT
8	PLATANUS OCCIDENTALIS	STAGHORE	2" DIAMETER AT 1 FOOT ABOVE GROUND AND 8' MIN HEIGHT
34 TOTAL			

LEGEND

- PROPOSED STOP BAR (24" THERMOPLASTIC)
- PROPOSED SIGN
- CURB INLET
- REDUCER
- BLOWOFF ASSEMBLY (B.O.)
- GATE VALVE (G.V.)
- WATER VALVE (W.V.)
- FIRE HYDRANT ASSEMBLY
- SEWER MANHOLE (SMH)
- DRAINAGE MANHOLE
- MITERED END SECTION
- DRAINAGE STRUCTURE
- ELEVATION
- UNKNOWN TREE
- CYPRESS
- PINE
- CITRUS
- OAK
- PALM
- TREE TO BE REMOVED
- REPLACEMENT TREE
- WATER SERVICE
- SINGLE SEWER SERVICE
- DOUBLE SEWER SERVICE
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- PROPOSED SEWER MAIN
- PROPOSED FORCE MAIN
- EXISTING DRAINAGE PIPE
- PROPOSED DRAINAGE PIPE
- SOIL BORING LOCATION AND NUMBER
- OBSERVED WATER LEVEL
- UNKNOWN TREE
- CYPRESS
- PINE
- CITRUS
- OAK
- PALM
- TREE TO BE REMOVED
- REPLACEMENT TREE
- WATER SERVICE
- SINGLE SEWER SERVICE
- DOUBLE SEWER SERVICE
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- PROPOSED SEWER MAIN
- PROPOSED FORCE MAIN
- EXISTING DRAINAGE PIPE
- PROPOSED DRAINAGE PIPE
- SOIL BORING LOCATION AND NUMBER
- OBSERVED WATER LEVEL
- UNKNOWN TREE
- CYPRESS
- PINE
- CITRUS
- OAK
- PALM
- TREE TO BE REMOVED
- REPLACEMENT TREE
- WATER SERVICE
- SINGLE SEWER SERVICE
- DOUBLE SEWER SERVICE
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- PROPOSED SEWER MAIN
- PROPOSED FORCE MAIN
- EXISTING DRAINAGE PIPE
- PROPOSED DRAINAGE PIPE
- SOIL BORING LOCATION AND NUMBER
- OBSERVED WATER LEVEL
- UNKNOWN TREE
- CYPRESS
- PINE
- CITRUS
- OAK
- PALM
- TREE TO BE REMOVED
- REPLACEMENT TREE
- WATER SERVICE
- SINGLE SEWER SERVICE
- DOUBLE SEWER SERVICE
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- PROPOSED SEWER MAIN
- PROPOSED FORCE MAIN
- EXISTING DRAINAGE PIPE
- PROPOSED DRAINAGE PIPE
- SOIL BORING LOCATION AND NUMBER
- OBSERVED WATER LEVEL
- UNKNOWN TREE
- CYPRESS
- PINE
- CITRUS
- OAK
- PALM
- TREE TO BE REMOVED
- REPLACEMENT TREE
- WATER SERVICE
- SINGLE SEWER SERVICE
- DOUBLE SEWER SERVICE
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- PROPOSED SEWER MAIN
- PROPOSED FORCE MAIN
- EXISTING DRAINAGE PIPE
- PROPOSED DRAINAGE PIPE
- SOIL BORING LOCATION AND NUMBER
- OBSERVED WATER LEVEL
- UNKNOWN TREE
- CYPRESS
- PINE
- CITRUS
- OAK
- PALM
- TREE TO BE REMOVED
- REPLACEMENT TREE
- WATER SERVICE
- SINGLE SEWER SERVICE
- DOUBLE SEWER SERVICE
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- PROPOSED SEWER MAIN
- PROPOSED FORCE MAIN
- EXISTING DRAINAGE PIPE
- PROPOSED DRAINAGE PIPE
- SOIL BORING LOCATION AND NUMBER
- OBSERVED WATER LEVEL
- UNKNOWN TREE
- CYPRESS
- PINE
- CITRUS
- OAK
- PALM
- TREE TO BE REMOVED
- REPLACEMENT TREE
- WATER SERVICE
- SINGLE SEWER SERVICE
- DOUBLE SEWER SERVICE
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- PROPOSED SEWER MAIN
- PROPOSED FORCE MAIN
- EXISTING DRAINAGE PIPE
- PROPOSED DRAINAGE PIPE
- SOIL BORING LOCATION AND NUMBER
- OBSERVED WATER LEVEL
- UNKNOWN TREE
- CYPRESS
- PINE
- CITRUS
- OAK
- PALM
- TREE TO BE REMOVED
- REPLACEMENT TREE
- WATER SERVICE
- SINGLE SEWER SERVICE
- DOUBLE SEWER SERVICE
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- PROPOSED SEWER MAIN
- PROPOSED FORCE MAIN
- EXISTING DRAINAGE PIPE
- PROPOSED DRAINAGE PIPE
- SOIL BORING LOCATION AND NUMBER
- OBSERVED WATER LEVEL
- UNKNOWN TREE
- CYPRESS
- PINE
- CITRUS
- OAK
- PALM
- TREE TO BE REMOVED
- REPLACEMENT TREE
- WATER SERVICE
- SINGLE SEWER SERVICE
- DOUBLE SEWER SERVICE
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- PROPOSED SEWER MAIN
- PROPOSED FORCE MAIN
- EXISTING DRAINAGE PIPE
- PROPOSED DRAINAGE PIPE
- SOIL BORING LOCATION AND NUMBER
- OBSERVED WATER LEVEL
- UNKNOWN TREE
- CYPRESS
- PINE
- CITRUS
- OAK
- PALM
- TREE TO BE REMOVED
- REPLACEMENT TREE
- WATER SERVICE
- SINGLE SEWER SERVICE
- DOUBLE SEWER SERVICE
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- PROPOSED SEWER MAIN
- PROPOSED FORCE MAIN
- EXISTING DRAINAGE PIPE
- PROPOSED DRAINAGE PIPE
- SOIL BORING LOCATION AND NUMBER
- OBSERVED WATER LEVEL
- UNKNOWN TREE
- CYPRESS
- PINE
- CITRUS
- OAK
- PALM
- TREE TO BE REMOVED
- REPLACEMENT TREE
- WATER SERVICE
- SINGLE SEWER SERVICE
- DOUBLE SEWER SERVICE
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- PROPOSED SEWER MAIN
- PROPOSED FORCE MAIN
- EXISTING DRAINAGE PIPE
- PROPOSED DRAINAGE PIPE
- SOIL BORING LOCATION AND NUMBER
- OBSERVED WATER LEVEL
- UNKNOWN TREE
- CYPRESS
- PINE
- CITRUS
- OAK
- PALM
- TREE TO BE REMOVED
- REPLACEMENT TREE
- WATER SERVICE
- SINGLE SEWER SERVICE
- DOUBLE SEWER SERVICE
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- PROPOSED SEWER MAIN
- PROPOSED FORCE MAIN
- EXISTING DRAINAGE PIPE
- PROPOSED DRAINAGE PIPE
- SOIL BORING LOCATION AND NUMBER
- OBSERVED WATER LEVEL
- UNKNOWN TREE
- CYPRESS
- PINE
- CITRUS
- OAK
- PALM
- TREE TO BE REMOVED
- REPLACEMENT TREE
- WATER SERVICE
- SINGLE SEWER SERVICE
- DOUBLE SEWER SERVICE
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- PROPOSED SEWER MAIN
- PROPOSED FORCE MAIN
- EXISTING DRAINAGE PIPE
- PROPOSED DRAINAGE PIPE
- SOIL BORING LOCATION AND NUMBER
- OBSERVED WATER LEVEL
- UNKNOWN TREE
- CYPRESS
- PINE
- CITRUS
- OAK
- PALM
- TREE TO BE REMOVED
- REPLACEMENT TREE
- WATER SERVICE
- SINGLE SEWER SERVICE
- DOUBLE SEWER SERVICE
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- PROPOSED SEWER MAIN
- PROPOSED FORCE MAIN
- EXISTING DRAINAGE PIPE
- PROPOSED DRAINAGE PIPE
- SOIL BORING LOCATION AND NUMBER
- OBSERVED WATER LEVEL
- UNKNOWN TREE
- CYPRESS
- PINE
- CITRUS
- OAK
- PALM
- TREE TO BE REMOVED
- REPLACEMENT TREE
- WATER SERVICE
- SINGLE SEWER SERVICE
- DOUBLE SEWER SERVICE
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- PROPOSED SEWER MAIN
- PROPOSED FORCE MAIN
- EXISTING DRAINAGE PIPE
- PROPOSED DRAINAGE PIPE
- SOIL BORING LOCATION AND NUMBER
- OBSERVED WATER LEVEL
- UNKNOWN TREE
- CYPRESS
- PINE
- CITRUS
- OAK
- PALM
- TREE TO BE REMOVED
- REPLACEMENT TREE
- WATER SERVICE
- SINGLE SEWER SERVICE
- DOUBLE SEWER SERVICE
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- PROPOSED SEWER MAIN
- PROPOSED FORCE MAIN
- EXISTING DRAINAGE PIPE
- PROPOSED DRAINAGE PIPE
- SOIL BORING LOCATION AND NUMBER
- OBSERVED WATER LEVEL
- UNKNOWN TREE
- CYPRESS
- PINE
- CITRUS
- OAK
- PALM
- TREE TO BE REMOVED
- REPLACEMENT TREE
- WATER SERVICE
- SINGLE SEWER SERVICE
- DOUBLE SEWER SERVICE
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- PROPOSED SEWER MAIN
- PROPOSED FORCE MAIN
- EXISTING DRAINAGE PIPE
- PROPOSED DRAINAGE PIPE
- SOIL BORING LOCATION AND NUMBER
- OBSERVED WATER LEVEL
- UNKNOWN TREE
- CYPRESS
- PINE
- CITRUS
- OAK
- PALM
- TREE TO BE REMOVED
- REPLACEMENT TREE
- WATER SERVICE
- SINGLE SEWER SERVICE
- DOUBLE SEWER SERVICE
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- PROPOSED SEWER MAIN
- PROPOSED FORCE MAIN
- EXISTING DRAINAGE PIPE
- PROPOSED DRAINAGE PIPE
- SOIL BORING LOCATION AND NUMBER
- OBSERVED WATER LEVEL
- UNKNOWN TREE
- CYPRESS
- PINE
- CITRUS
- OAK
- PALM
- TREE TO BE REMOVED
- REPLACEMENT TREE
- WATER SERVICE
- SINGLE SEWER SERVICE
- DOUBLE SEWER SERVICE
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- PROPOSED SEWER MAIN
- PROPOSED FORCE MAIN
- EXISTING DRAINAGE PIPE
- PROPOSED DRAINAGE PIPE
- SOIL BORING LOCATION AND NUMBER
- OBSERVED WATER LEVEL
- UNKNOWN TREE
- CYPRESS
- PINE
- CITRUS
- OAK
- PALM
- TREE TO BE REMOVED
- REPLACEMENT TREE
- WATER SERVICE
- SINGLE SEWER SERVICE
- DOUBLE SEWER SERVICE
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- PROPOSED SEWER MAIN
- PROPOSED FORCE MAIN
- EXISTING DRAINAGE PIPE
- PROPOSED DRAINAGE PIPE
- SOIL BORING LOCATION AND NUMBER
- OBSERVED WATER LEVEL
- UNKNOWN TREE
- CYPRESS
- PINE
- CITRUS
- OAK
- PALM
- TREE TO BE REMOVED
- REPLACEMENT TREE
- WATER SERVICE
- SINGLE SEWER SERVICE
- DOUBLE SEWER SERVICE
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- PROPOSED SEWER MAIN
- PROPOSED FORCE MAIN
- EXISTING DRAINAGE PIPE
- PROPOSED DRAINAGE PIPE
- SOIL BORING LOCATION AND NUMBER
- OBSERVED WATER LEVEL
- UNKNOWN TREE
- CYPRESS
- PINE
- CITRUS
- OAK
- PALM
- TREE TO BE REMOVED
- REPLACEMENT TREE
- WATER SERVICE
- SINGLE SEWER SERVICE
- DOUBLE SEWER SERVICE
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- PROPOSED SEWER MAIN
- PROPOSED FORCE MAIN
- EXISTING DRAINAGE PIPE
- PROPOSED DRAINAGE PIPE
- SOIL BORING LOCATION AND NUMBER
- OBSERVED WATER LEVEL
- UNKNOWN TREE
- CYPRESS
- PINE
- CITRUS
- OAK
- PALM
- TREE TO BE REMOVED
- REPLACEMENT TREE
- WATER SERVICE
- SINGLE SEWER SERVICE
- DOUBLE SEWER SERVICE
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- PROPOSED SEWER MAIN
- PROPOSED FORCE MAIN
- EXISTING DRAINAGE PIPE
- PROPOSED DRAINAGE PIPE
- SOIL BORING LOCATION AND NUMBER
- OBSERVED WATER LEVEL
- UNKNOWN TREE
- CYPRESS
- PINE
- CITRUS
- OAK
- PALM
- TREE TO BE REMOVED
- REPLACEMENT TREE
- WATER SERVICE
- SINGLE SEWER SERVICE
- DOUBLE SEWER SERVICE
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- PROPOSED SEWER MAIN
- PROPOSED FORCE MAIN
- EXISTING DRAINAGE PIPE
- PROPOSED DRAINAGE PIPE
- SOIL BORING LOCATION AND NUMBER
- OBSERVED WATER LEVEL
- UNKNOWN TREE
- CYPRESS
- PINE
- CITRUS
- OAK
- PALM
- TREE TO BE REMOVED
- REPLACEMENT TREE
- WATER SERVICE
- SINGLE SEWER SERVICE
- DOUBLE SEWER SERVICE
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- PROPOSED SEWER MAIN
- PROPOSED FORCE MAIN
- EXISTING DRAINAGE PIPE
- PROPOSED DRAINAGE PIPE
- SOIL BORING LOCATION AND NUMBER
- OBSERVED WATER LEVEL
- UNKNOWN TREE
- CYPRESS
- PINE
- CITRUS
- OAK
- PALM
- TREE TO BE REMOVED
- REPLACEMENT TREE
- WATER SERVICE
- SINGLE SEWER SERVICE
- DOUBLE SEWER SERVICE
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- PROPOSED SEWER MAIN
- PROPOSED FORCE MAIN
- EXISTING DRAINAGE PIPE
- PROPOSED DRAINAGE PIPE
- SOIL BORING LOCATION AND NUMBER
- OBSERVED WATER LEVEL
- UNKNOWN TREE
- CYPRESS
- PINE
- CITRUS
- OAK
- PALM
- TREE TO BE REMOVED
- REPLACEMENT TREE
- WATER SERVICE
- SINGLE SEWER SERVICE
- DOUBLE SEWER SERVICE
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- PROPOSED SEWER MAIN
- PROPOSED FORCE MAIN
- EXISTING DRAINAGE PIPE
- PROPOSED DRAINAGE PIPE
- SOIL BORING LOCATION AND NUMBER
- OBSERVED WATER LEVEL
- UNKNOWN TREE
- CYPRESS
- PINE
- CITRUS
- OAK
- PALM
- TREE TO BE REMOVED
- REPLACEMENT TREE
- WATER SERVICE
- SINGLE SEWER SERVICE
- DOUBLE SEWER SERVICE
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- PROPOSED SEWER MAIN
- PROPOSED FORCE MAIN
- EXISTING DRAINAGE PIPE
- PROPOSED DRAINAGE PIPE
- SOIL BORING LOCATION AND NUMBER
- OBSERVED WATER LEVEL
- UNKNOWN TREE
- CYPRESS
- PINE
- CITRUS
- OAK
- PALM
- TREE TO BE REMOVED
- REPLACEMENT TREE
- WATER SERVICE
- SINGLE SEWER SERVICE
- DOUBLE SEWER SERVICE
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- PROPOSED SEWER MAIN
- PROPOSED FORCE MAIN
- EXISTING DRAINAGE PIPE
- PROPOSED DRAINAGE PIPE
- SOIL BORING LOCATION AND NUMBER
- OBSERVED WATER LEVEL
- UNKNOWN TREE
- CYPRESS
- PINE
- CITRUS
- OAK
- PALM
- TREE TO BE REMOVED
- REPLACEMENT TREE
- WATER SERVICE
- SINGLE SEWER SERVICE
- DOUBLE SEWER SERVICE
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- PROPOSED SEWER MAIN
- PROPOSED FORCE MAIN
- EXISTING DRAINAGE PIPE
- PROPOSED DRAINAGE PIPE
- SOIL BORING LOCATION AND NUMBER
- OBSERVED WATER LEVEL
- UNKNOWN TREE
- CYPRESS
- PINE
- CITRUS
- OAK
- PALM
- TREE TO BE REMOVED
- REPLACEMENT TREE
- WATER SERVICE
- SINGLE SEWER SERVICE
- DOUBLE SEWER SERVICE
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- PROPOSED SEWER MAIN
- PROPOSED FORCE MAIN
- EXISTING DRAINAGE PIPE
- PROPOSED DRAINAGE PIPE
- SOIL BORING LOCATION AND NUMBER
- OBSERVED WATER LEVEL
- UNKNOWN TREE
- CYPRESS
- PINE
- CITRUS
- OAK
- PALM
- TREE TO BE REMOVED
- REPLACEMENT TREE
- WATER SERVICE
- SINGLE SEWER SERVICE
- DOUBLE SEWER SERVICE
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- PROPOSED SEWER MAIN
- PROPOSED FORCE MAIN
- EXISTING DRAINAGE PIPE
- PROPOSED DRAINAGE PIPE
- SOIL BORING LOCATION AND NUMBER
- OBSERVED WATER LEVEL
- UNKNOWN TREE
- CYPRESS
- PINE
- CITRUS
- OAK
- PALM
- TREE TO BE REMOVED
- REPLACEMENT TREE
- WATER SERVICE
- SINGLE SEWER SERVICE
- DOUBLE SEWER SERVICE
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- PROPOSED SEWER MAIN
- PROPOSED FORCE MAIN
- EXISTING DRAINAGE PIPE
- PROPOSED DRAINAGE PIPE
- SOIL BORING LOCATION AND NUMBER
- OBSERVED WATER LEVEL
- UNKNOWN TREE
- CYPRESS
- PINE
- CITRUS
- OAK
- PALM
- TREE TO BE REMOVED
- REPLACEMENT TREE
- WATER SERVICE
- SINGLE SEWER SERVICE
- DOUBLE SEWER SERVICE
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- PROPOSED SEWER MAIN
- PROPOSED FORCE MAIN
- EXISTING DRAINAGE PIPE
- PROPOSED DRAINAGE PIPE
- SOIL BORING LOCATION AND NUMBER
- OBSERVED WATER LEVEL
- UNKNOWN TREE
- CYPRESS
- PINE
- CITRUS
- OAK
- PALM
- TREE TO BE REMOVED
- REPLACEMENT TREE
- WATER SERVICE
- SINGLE SEWER SERVICE
- DOUBLE SEWER SERVICE
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- PROPOSED SEWER MAIN
- PROPOSED FORCE MAIN
- EXISTING DRAINAGE PIPE
- PROPOSED DRAINAGE PIPE
- SOIL BORING LOCATION AND NUMBER
- OBSERVED WATER LEVEL
- UNKNOWN TREE
- CYPRESS
- PINE
- CITRUS
- OAK
- PALM
- TREE TO BE REMOVED
- REPLACEMENT TREE
- WATER SERVICE
- SINGLE SEWER SERVICE
- DOUBLE SEWER SERVICE
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- PROPOSED SEWER MAIN
- PROPOSED FORCE MAIN
- EXISTING DRAINAGE PIPE
- PROPOSED DRAINAGE PIPE
- SOIL BORING LOCATION AND NUMBER
- OBSERVED WATER LEVEL
- UNKNOWN TREE
- CYPRESS
- PINE
- CITRUS
- OAK
- PALM
- TREE TO BE REMOVED
- REPLACEMENT TREE
- WATER SERVICE
- SINGLE SEWER SERVICE
- DOUBLE SEWER SERVICE
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- PROPOSED SEWER MAIN
- PROPOSED FORCE MAIN
- EXISTING DRAINAGE PIPE
- PROPOSED DRAINAGE PIPE
- SOIL BORING LOCATION AND NUMBER
- OBSERVED WATER LEVEL
- UNKNOWN TREE
- CYPRESS
- PINE
- CITRUS
- OAK
- PALM
- TREE TO BE REMOVED
- REPLACEMENT TREE
- WATER SERVICE
- SINGLE SEWER SERVICE
- DOUBLE SEWER SERVICE
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- PROPOSED SEWER MAIN
- PROPOSED FORCE MAIN
- EXISTING DRAINAGE PIPE
- PROPOSED DRAINAGE PIPE
- SOIL BORING LOCATION AND NUMBER
- OBSERVED WATER LEVEL
- UNKNOWN TREE
- CYPRESS
- PINE
- CITRUS
- OAK
- PALM
- TREE TO BE REMOVED
- REPLACEMENT TREE
- WATER SERVICE
- SINGLE SEWER SERVICE
- DOUBLE SEWER SERVICE
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- PROPOSED SEWER MAIN
- PROPOSED FORCE MAIN
- EXISTING DRAINAGE PIPE
- PROPOSED DRAINAGE PIPE
- SOIL BORING LOCATION AND NUMBER
- OBSERVED WATER LEVEL
- UNKNOWN TREE
- CYPRESS
- PINE
- CITRUS
- OAK
- PALM
- TREE TO BE REMOVED
- REPLACEMENT TREE
- WATER SERVICE
- SINGLE SEWER SERVICE
- DOUBLE SEWER SERVICE
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- PROPOSED SEWER MAIN
- PROPOSED FORCE MAIN
- EXISTING DRAINAGE PIPE
- PROPOSED DRAINAGE PIPE
- SOIL BORING LOCATION AND NUMBER
- OBSERVED WATER LEVEL
- UNKNOWN TREE
- CYPRESS
- PINE
- CITRUS
- OAK
- PALM
- TREE TO BE REMOVED
- REPLACEMENT TREE
- WATER SERVICE
- SINGLE SEWER SERVICE
- DOUBLE SEWER SERVICE
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- PROPOSED SEWER MAIN
- PROPOSED FORCE MAIN
- EXISTING DRAINAGE PIPE
- PROPOSED DRAINAGE PIPE
- SOIL BORING LOCATION AND NUMBER
- OBSERVED WATER LEVEL
- UNKNOWN TREE
- CYPRESS
- PINE
- CITRUS
- OAK
- PALM
- TREE TO BE REMOVED
- REPLACEMENT TREE
- WATER SERVICE
- SINGLE SEWER SERVICE
- DOUBLE SEWER SERVICE
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- PROPOSED SEWER MAIN
- PROPOSED FORCE MAIN
- EXISTING DRAINAGE PIPE
- PROPOSED DRAINAGE PIPE
- SOIL BORING LOCATION AND NUMBER
- OBSERVED WATER LEVEL
- UNKNOWN TREE
- CYPRESS
- PINE
- CITRUS
- OAK
- PALM
- TREE TO BE REMOVED
- REPLACEMENT TREE
- WATER SERVICE
- SINGLE SEWER SERVICE
- DOUBLE SEWER SERVICE
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- PROPOSED SEWER MAIN
- PROPOSED FORCE MAIN
- EXISTING DRAINAGE PIPE
- PROPOSED DRAINAGE PIPE
- SOIL BORING LOCATION AND NUMBER
- OBSERVED WATER LEVEL
- UNKNOWN TREE
- CYPRESS
- PINE
- CITRUS
- OAK
- PALM
- TREE TO BE REMOVED
- REPLACEMENT TREE
- WATER SERVICE
- SINGLE SEWER SERVICE
- DOUBLE SEWER SERVICE
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- PROPOSED SEWER MAIN
- PROPOSED FORCE MAIN
- EXISTING DRAINAGE PIPE
- PROPOSED DRAINAGE PIPE
- SOIL BORING LOCATION AND NUMBER
- OBSERVED WATER LEVEL
- UNKNOWN TREE
- CYPRESS
- PINE
- CITRUS
- OAK
- PALM
- TREE TO BE REMOVED
- REPLACEMENT TREE
- WATER SERVICE
- SINGLE SEWER SERVICE
- DOUBLE SEWER SERVICE
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- PROPOSED SEWER MAIN
- PROPOSED FORCE MAIN
- EXISTING DRAINAGE PIPE
- PROPOSED DRAINAGE PIPE
- SOIL BORING LOCATION AND NUMBER
- OBSERVED WATER LEVEL
- UNKNOWN TREE
- CYPRESS
- PINE
- CITRUS
- OAK
- PALM
- TREE TO BE REMOVED
- REPLACEMENT TREE
- WATER SERVICE
- SINGLE SEWER SERVICE
- DOUBLE SEWER SERVICE
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- PROPOSED SEWER MAIN
- PROPOSED FORCE MAIN
- EXISTING DRAINAGE PIPE
- PROPOSED DRAINAGE PIPE
- SOIL BORING LOCATION AND NUMBER
- OBSERVED WATER LEVEL
- UNKNOWN TREE
- CYPRESS
- PINE
- CITRUS
- OAK
- PALM
- TREE TO BE REMOVED

RED BUG LAKE ROAD

SITE

BEAR GULLY
LAKE.

TUSKAWILLA ROAD

±1500FT

417

426

VICINITY MAP

